

LOCATION MAP

75429

INTERSTATE HIGHWAY LOOP 410 WEST

775 770

OWNER: H. E. BUTT GROCERY CO.

OWNER: LATIGO PLAZA INC.

MEADOW VILLAGE COMMERCIAL SUBDIVISION UNIT 3  
(VOL. 7102, PGS. 241-242, 274)

MARBACH ROAD  
(86' R.O.W.)

BLOCK . . . 1  
REMAINDER OF LOT 20  
MEADOW VILLAGE COMMERCIAL SUBDIVISION UNIT 1  
(VOL. 7102, PGS. 241-242, 274)

30.3 ACRES  
BUSINESS PARK

LOT 22  
(NOT PART OF THIS P.O.A.D.P.)

REMAINING PORTION OF LOT 20  
MEADOW VILLAGE COMMERCIAL SUBDIVISION UNIT 1  
(VOL. 7102, PGS. 241-242, 274)

MARBACH CHRISTIAN CHURCH SUBDIVISION  
(VOL. 8046, PG. 74, 274)

EGRESS/INGRESS EASEMENT

PROPOSED IMPROVED DRAIN

765

760

760

760

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MEADOW BEND  
LACKLAND CITY SUBDIVISION UNIT 70  
DRIVE  
BLOCK . . . 1  
MEADOW TRAIL DR.  
LOT 21  
LOT 19  
LOT 18  
LOT 17  
LOT 16  
LOT 15  
LOT 14  
LOT 13  
LOT 12  
LOT 11  
LOT 10  
LOT 9  
LOT 8  
LOT 7  
LOT 6  
LOT 5  
LOT 4  
LOT 3  
LOT 2  
LOT 1

50' R. O. W.

MEADOW TRAIL DR.  
(86' R.O.W.)

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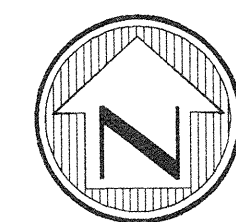
MEADOW WAY  
(86' R.O.W.)

MEADOW WAY  
(86' R.O.W.)

MEADOW WAY  
(86' R.O.W.)

MEADOW WAY  
(86' R.O.W.)

DENOTES ANTICIPATED DRIVES. NUMBER AND LOCATION OF DRIVES TO BE DETERMINED WITH FINAL DEVELOPMENT PLANS. ALL DEVELOPMENTS WITHIN PROPERTY WILL SHARE INTERNAL CIRCULATION WITH ACCESS TO ALL DRIVES.



GRAPHIC SCALE



1 inch = 100 ft.

DEVELOPER:  
LOST VALLEY HOMES  
14502 THOUSAND OAKS  
SAN ANTONIO, TEXAS 78232  
PHONE: (210) 402-0866

PLAN HAS BEEN ACCEPTED BY  
COSA  
Oct 17, 1997 584  
(date) (number)

If no plats are filed, plan will  
expire on April 18, 1999  
1st plat filed on

RECEIVED  
97 AUG 27 PM 2:44  
PLANNING  
AND DEVELOPMENT  
SERVICES DIVISION

UTILITIES

WATER: SAN ANTONIO WATER SYSTEM  
SEWER: SAN ANTONIO WATER SYSTEM  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: S.W. BELL TELEPHONE CO.

P.O.A.D.P. PLAN  
for

MEADOW VILLAGE SHOPPING CENTER



W.F. CASTELLA & ASSOCIATES, INC.  
Engineers - Surveyors - Planners  
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:

JOB NO. 44936.09  
FILE: 2  
DATE: 08/14/97  
DESIGN:  
DRAWN:  
CHECKED:  
SHEET 1 OF 1

# 584

**CITY OF SAN ANTONIO  
POADP APPLICATION**

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 8/27/07 Name of POADP: MEADOW Village  
Owners: LOST VALLEY Homes Consulting Firm: W.F. Castella and Associates, Inc.  
Address: 14502 Brook Hollow Address: 1039 W. Hildebrand  
S.A., TX. 78232 S.A., TX. 78201  
Phone: (210) 402-0866 Phone: (210) 734-5351  
Existing zoning: B-2, I-1, B-3, B3R Proposed zoning: SAME  
Texas State Plane Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_  
Site is over/within/includes: San Antonio City Limits? ☒ Yes ☐ No  
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No  
Projected # of Phases: ± 3 ☒ Yes ☐ No  
Land area being platted:                      Lots                      Acres  
Single Family (SF) \_\_\_\_\_  
Multi-family (MF) \_\_\_\_\_  
Commercial and non-residential ± 10 30.3  
Is there a previous POADP for this Site? Name NO No. \_\_\_\_\_  
Is there a corresponding PUD for this site? Name NO No. \_\_\_\_\_  
Plats associated with this POADP or site? Name NO No. \_\_\_\_\_  
Name \_\_\_\_\_ No. \_\_\_\_\_  
Name \_\_\_\_\_ No. \_\_\_\_\_  
Contact Person and authorized representative:  
Print Name: STEVEN E. HANAN Signature: Steven E. Hanan  
Date: 8/26/07 Phone: 734 5351 Fax: 734 5363

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DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION



- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: STEVEN E. HANAU Signature: Steven E. Hanau

If you have any questions please call Elizabeth Carol at 207-7900



# CITY OF SAN ANTONIO

October 17, 1997

Steven E. Hanan  
W. F. Castilla & Assoc.  
1039 W. Hildebrand  
San Antonio, TX 78201

Re: Meadow Village

POADP # 584

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed Meadow Village Subdivision Preliminary Overall Area Development Plan # 584. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Meadow Way is a will require a total of 60' of ROW.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works Date 9-1-97  
FROM: Elizabeth Carol, Planner II; Planning Department  
ITEM NAME: Meadow Village shopping FILE # NONE  
RE: POADP

**SUBJECT:** The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: \_\_\_\_\_, 19\_\_\_\_

- ☐ Proposed plat-30 days    ☐ Variance-15 days    \* POADP's-10 days  
☐ Plat deferral-30 days    ☐ Plan / legal doc-15 days    ☐ Other-15 days

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97 SEP -8 AM 11:56  
DEPT. OF PLANNING  
& LAND DEVELOPMENT  
SERVICES DIVISION

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: Drainage easements will be require  
and address during the platting  
process.

Burt Rubio

Signature

Dr. Eng. Tech.

Title

9-2-97

Date



# Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

September 3, 1997

## P.O.A.D.P REVIEW

Meadow Village Shopping Center

Located on IH 410 West, North of Marbach Road

### P.O.A.D.P. Reviewed for:

### Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

None.

Access Limits/Restrictions

This property is eligible for a maximum combined total of five(5) access points, based on the overall combined IH 410 frontage. Locations of access points will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

### ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.  
Advanced Project  
Development Engineer